

PRELIMINARY



1 PERSPECTIVE VIEW



2 PERSPECTIVE VIEW

2 INCHES
IF ACTUAL DIMENSION IS NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY

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LUA/UDC	01	2025.12.15
Issued For	Revision	Date

PROJECT TEAM
MADISON AREA COMMUNITY LAND TRUST
THRESHOLD BUILDS
VERSICHER ASSOCIATES

PRELIMINARY
NOT FOR PERMITTING
NOT FOR CONSTRUCTION

CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM

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THRESHOLD BUILDS

REVISION SHEET NO
01 **A020**

EXTERIOR VISUALS

PRELIMINARY



1 PERSPECTIVE VIEW



2 PERSPECTIVE VIEW

2 INCHES
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PROJECT TEAM
MADISON AREA COMMUNITY LAND TRUST
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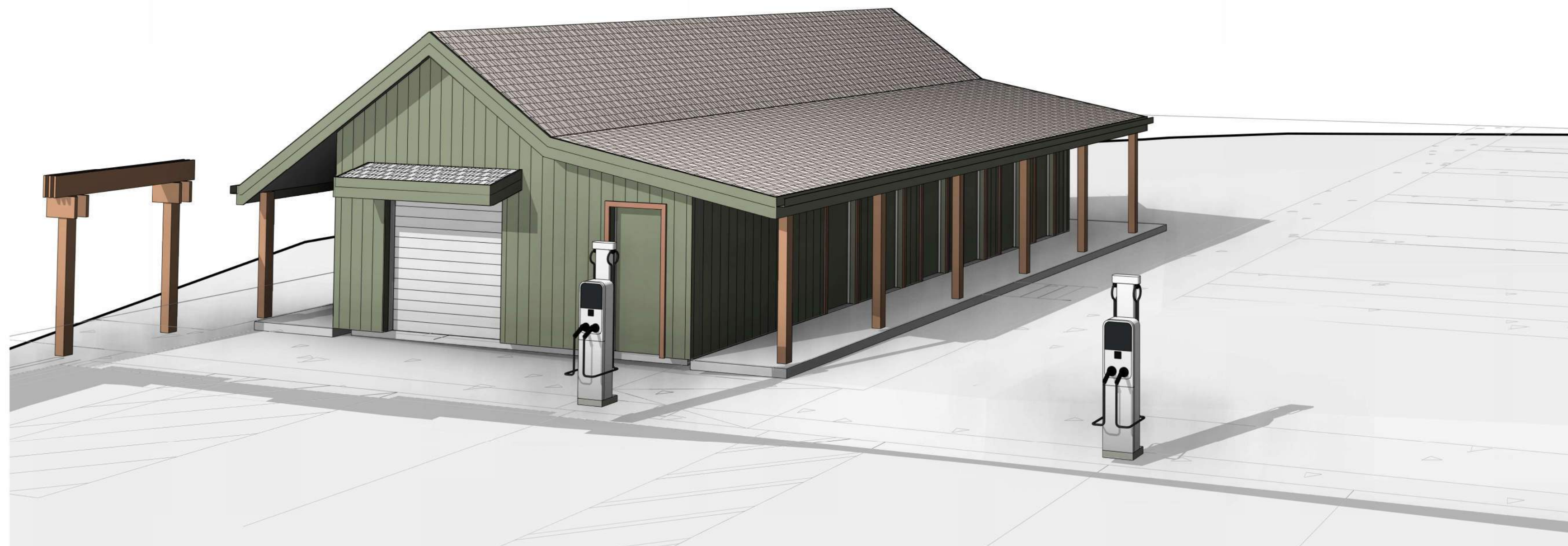
CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME

	EXTERIOR VISUALS			
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REVISION	SHEET NO			
01	A021			

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CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2026.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME

<p>THRESHOLD BUILDS</p>	EXTERIOR VISUALS			
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REVISION	SHEET NO			
01	A022			

PRELIMINARY

ASPHALT SHINGLE ROOF
WEATHERED WOOD



METAL FASCIA, SOFFIT + GUTTER
PATINA GREEN



LP LAP SIDING
SAND DUNE



LP BOARD + BATTEN SIDING
WOODTONE - OLD CHERRY



DECK RAILING
1x8 CEDAR



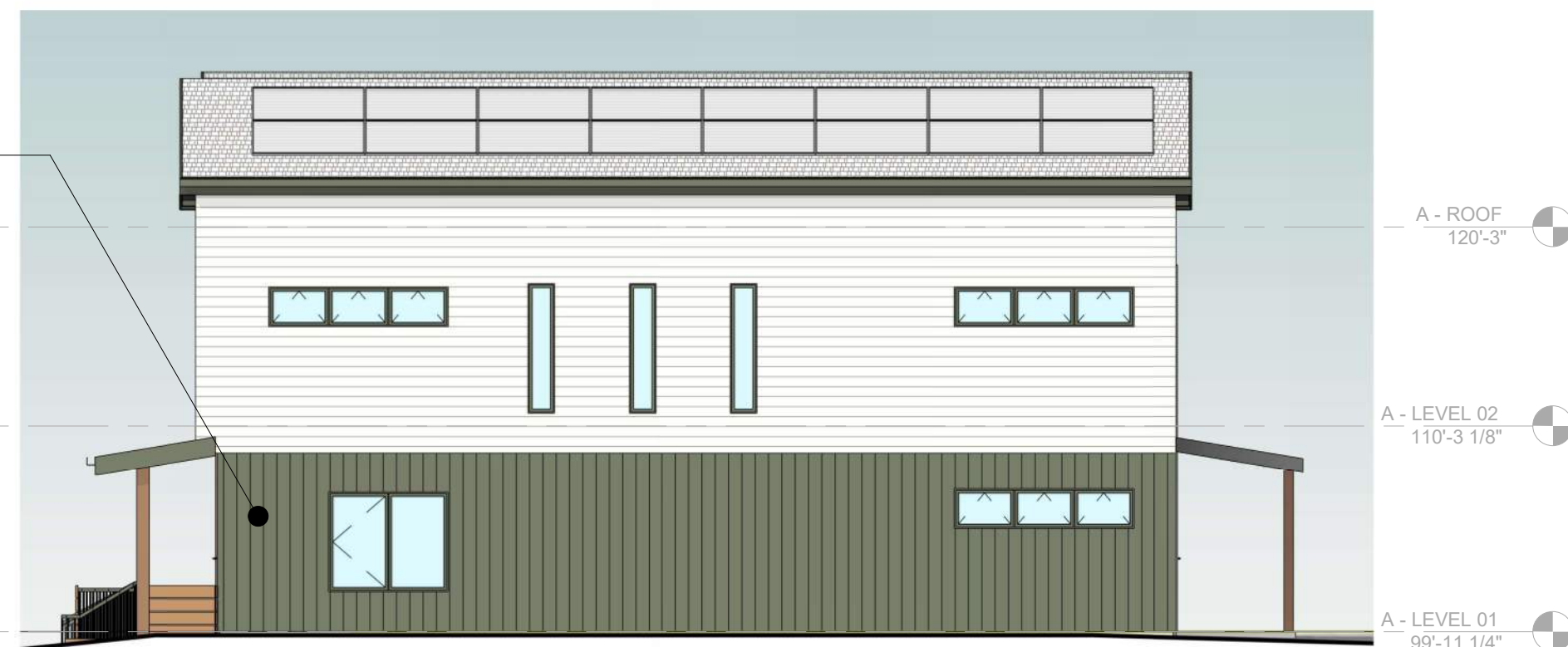
LP BOARD + BATTEN SIDING
GARDEN SAGE



3A EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



3C EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



2D EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



4D EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

Material ID Schedule

ID	Spec	Description
EPDM	07 53 23	EPDM ROOFING
FAP-01	07 25 00	TYVEK FAF, OR SIM
INSUL-01	07 21 00	GPS
INSUL-02	07 21 00	EPS
INSUL-03	07 21 00	BIBS
INSUL-04	07 21 00	CC-SPF
INSUL-05	07 21 00	LOOSE-FILL CELLULOSE
INSUL-06	07 21 00	MINERAL WOOL
MET-01	07 41 13	STANDING-SEAM METAL
MET-02	07 42 13	CORRUGATED METAL
SAM-01	07 25 00	DUPONT FLEXWRAP
SAM-02	07 25 00	HENRY BLUESKIN SA
SDNG-01	07 48 42	LAP SIDING - ENGINEERED
SEALANT	07 92 00	OSI SC175 - GREENGUARD
TAPE-01	07 25 00	TYVEK WINDOW TAPE
TAPE-02	07 25 00	3M 8067
VB-01	07 27 00	STEGO WRAP VB (15-MIL)
VB-02	07 27 00	CERTAINTED MEMBRAN
WRB-01	07 25 00	TYVEK COMMERCIALWRAP
WRB-02	07 41 13	SA ROOF UNDERLAYMENT

NOTE: REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION

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PROJECT TEAM
THRESHOLD BUILDS
VERBOSCHER ASSOCIATES

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NOT FOR CONSTRUCTION

CLIENT
MADISON AREA COMMUNITY LAND TRUST
VERBOSCHER ASSOCIATES

PROJECT
LOT 10 - TOWNHOMES

STATUS
UDC - INITIAL & FINAL

INFORMATION
PROJECT NO 24-0010
DATE 2026.01.23
DRAWN BY SM
CHECKED BY SM
SHEET NAME

BUILDING A - ELEVATIONS
- EXTERIOR - COLOR

THRESHOLD BUILDS

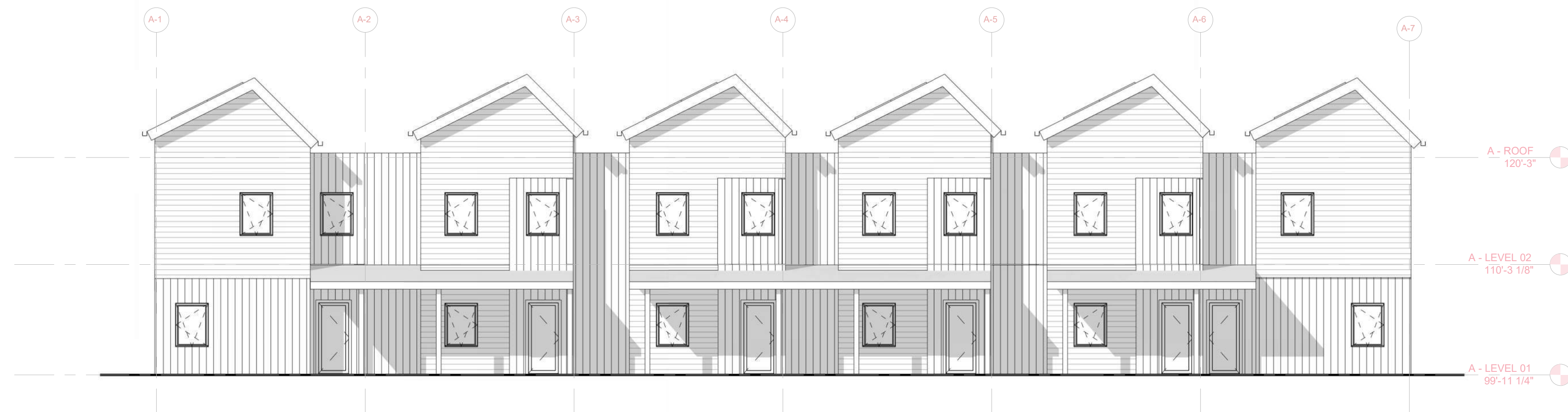
REVISION SHEET NO
01 **A202A**

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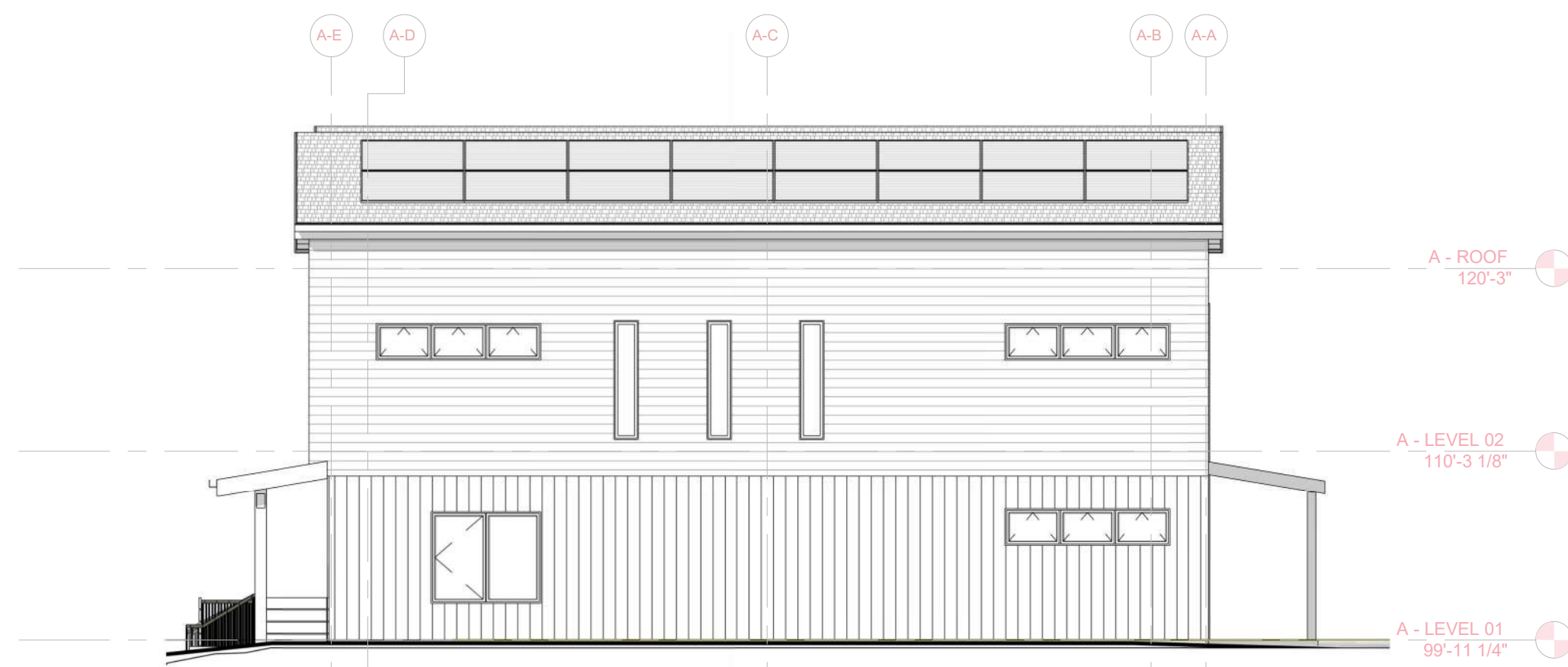
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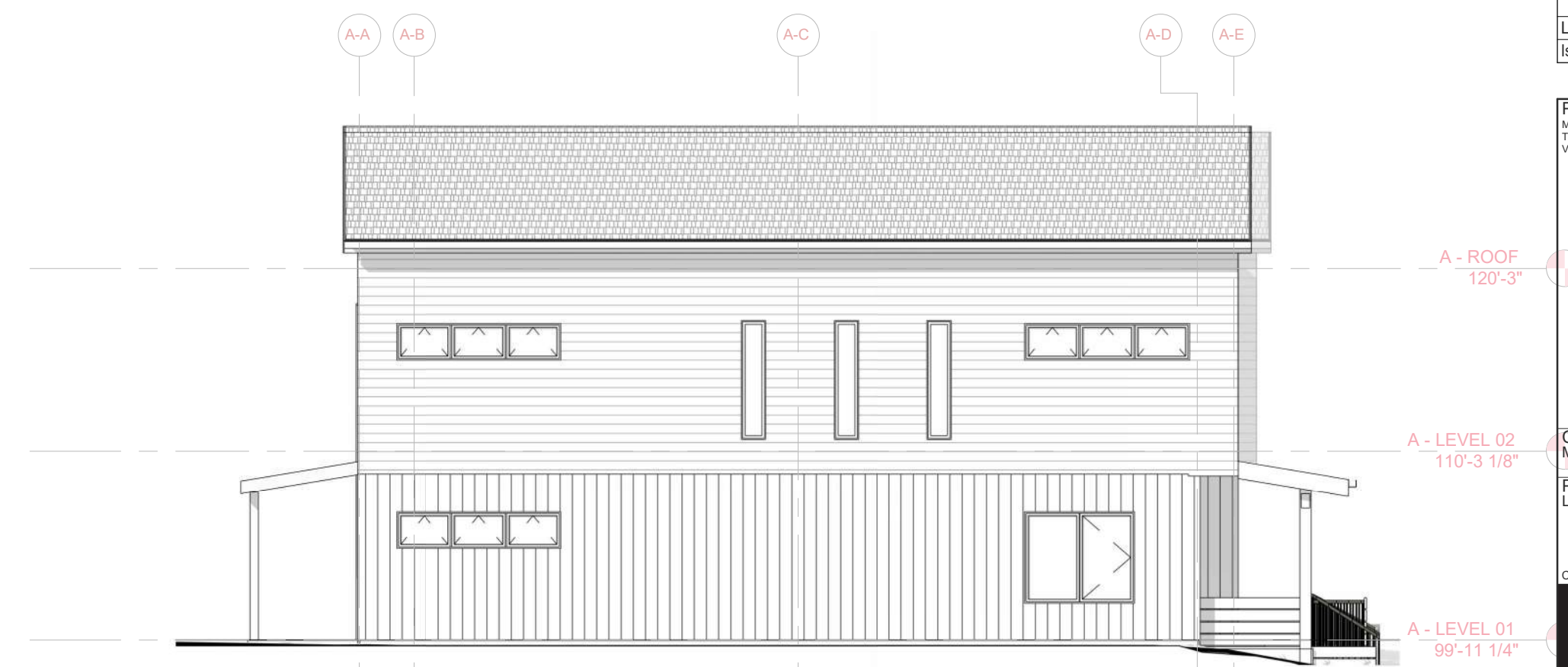
3A EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



3C EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



2D EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



4D EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

Material ID Schedule

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INSUL-04	07 21 00	CC-SPF
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INSUL-06	07 21 00	MINERAL WOOL
MET-01	07 41 13	STANDING-SEAM METAL
MET-02	07 42 13	CORRUGATED METAL
SAM-01	07 25 00	DUPONT FLEXWRAP
SAM-02	07 25 00	HENRY BLUESKIN SA
SDNG-01	07 48 42	LAP SIDING - ENGINEERED
SEALANT	07 92 00	OSI SC175 - GREENGUARD
TAPE-01	07 25 00	TYVEK WINDOW TAPE
TAPE-02	07 25 00	3M 8067
VB-01	07 27 00	STEGO WRAP VB (15-MIL)
VB-02	07 27 00	CERTAINTED MEMBRAN
WRB-01	07 25 00	TYVEK COMMERCIALWRAP
WRB-02	07 41 13	SA ROOF UNDERLAYMENT

NOTE: REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION

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PROJECT TEAM
MAISON AREA COMMUNITY LAND TRUST
THRESHOLD BUILDS
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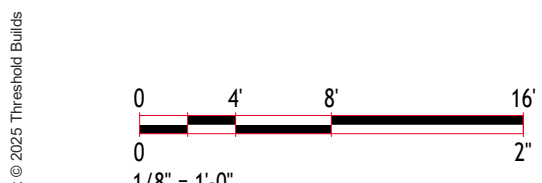
CLIENT MACT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2026.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME

BUILDING A - ELEVATIONS - EXTERIOR

THRESHOLD BUILDS

REVISION	SHEET NO
01	A201A

2 INCHES
IF ACTUAL DIMENSIONS ARE NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY



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ASPHALT SHINGLE ROOF
WEATHERED WOOD



METAL FASCIA, SOFFIT + GUTTER
PATINA GREEN



LP LAP SIDING
SAND DUNE



LP BOARD + BATTEN SIDING
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DECK RAILING
1x8 CEDAR

LP BOARD + BATTEN SIDING
GARDEN SAGE



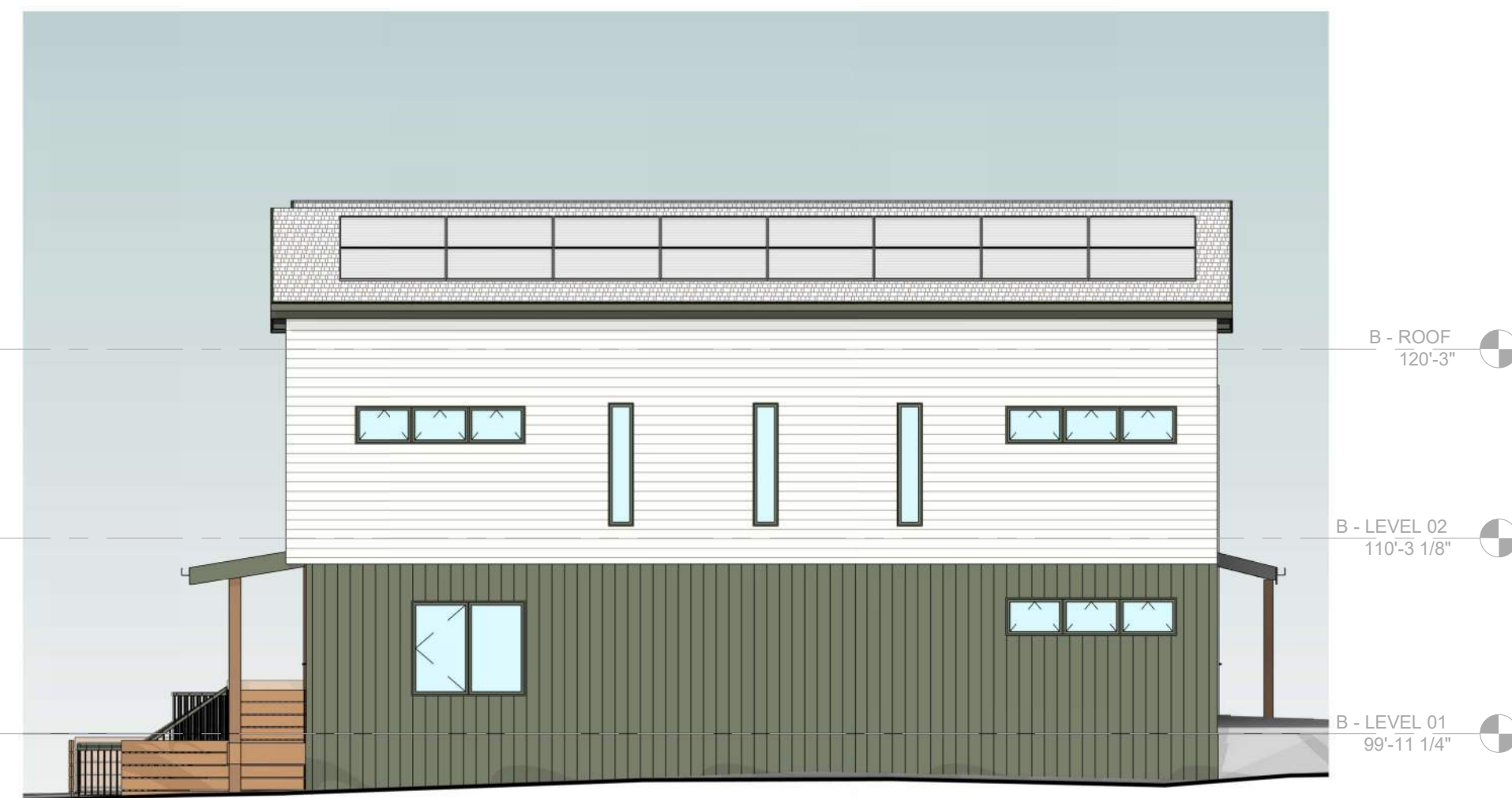
3A EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



3C EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2D EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

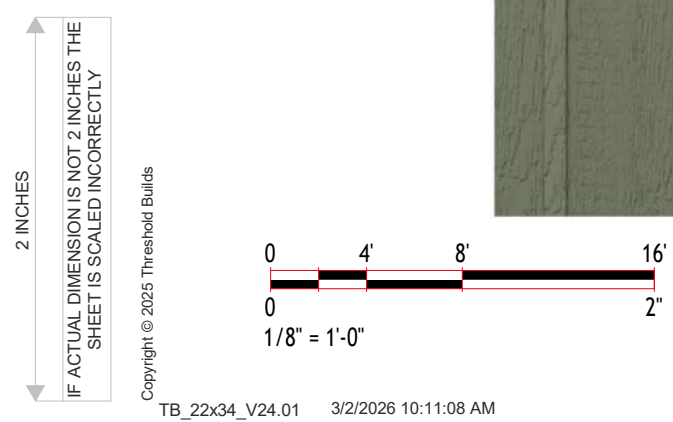


4D EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

Material ID Schedule

ID	Spec	Description
EPDM	07 53 23	EPDM ROOFING
FAP-01	07 25 00	TYVEK FAF, OR SIM
INSUL-01	07 21 00	GPS
INSUL-02	07 21 00	EPS
INSUL-03	07 21 00	BIBS
INSUL-04	07 21 00	CC-SPF
INSUL-05	07 21 00	LOOSE-FILL CELLULOSE
INSUL-06	07 21 00	MINERAL WOOL
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WRB-01	07 25 00	TYVEK COMMERCIALWRAP
WRB-02	07 41 13	SA ROOF UNDERLAYMENT

NOTE: REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION



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PROJECT TEAM
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COMMUNITY LAND TRUST
VERSICHER ASSOCIATES

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CLIENT	STATUS
MACT	UDC - INITIAL & FINAL
PROJECT	INFORMATION
LOT 10 - TOWNHOMES	PROJECT NO 24-0010
	DATE 2026.01.23
	DRAWN BY SM
	CHECKED BY SM
	SHEET NAME

BUILDING B - ELEVATIONS
- EXTERIOR - COLOR

THRESHOLD BUILDS

REVISION	SHEET NO
01	A202B

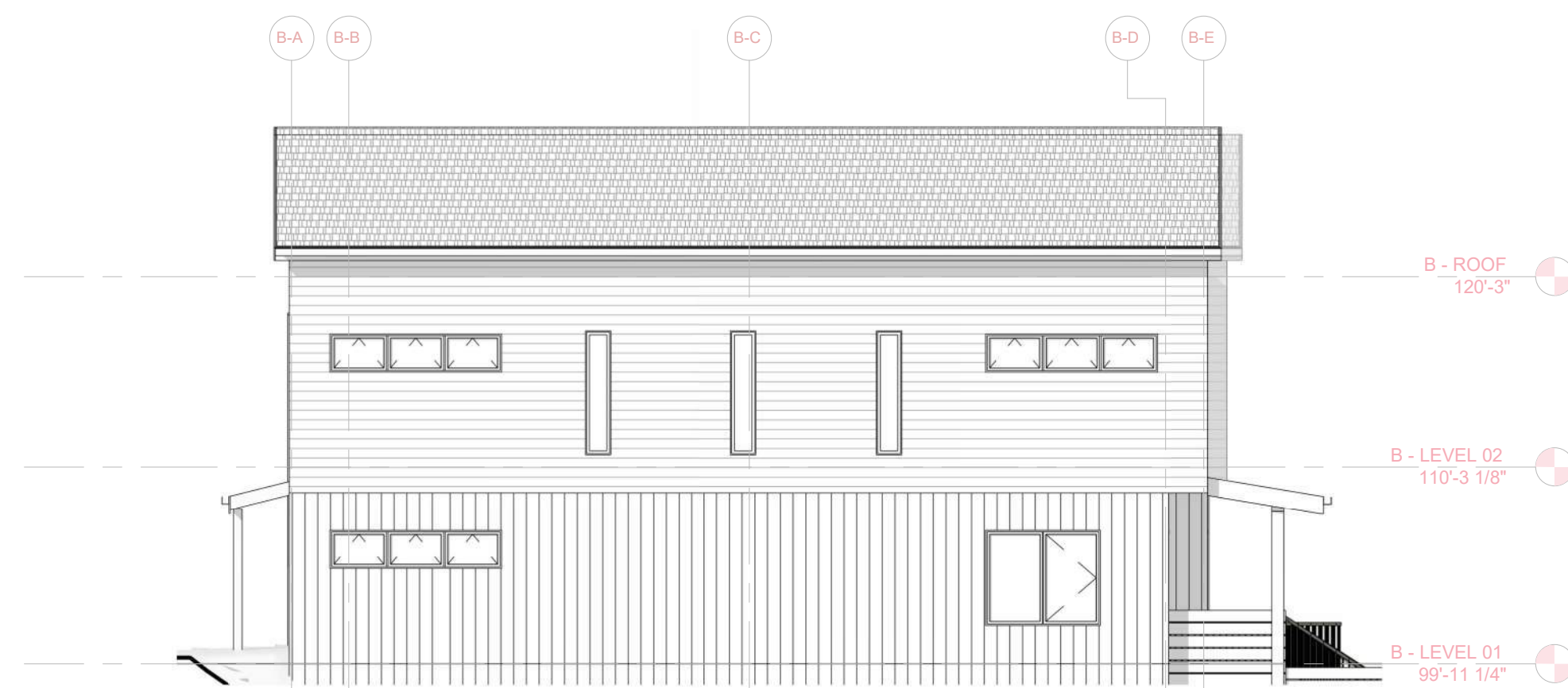
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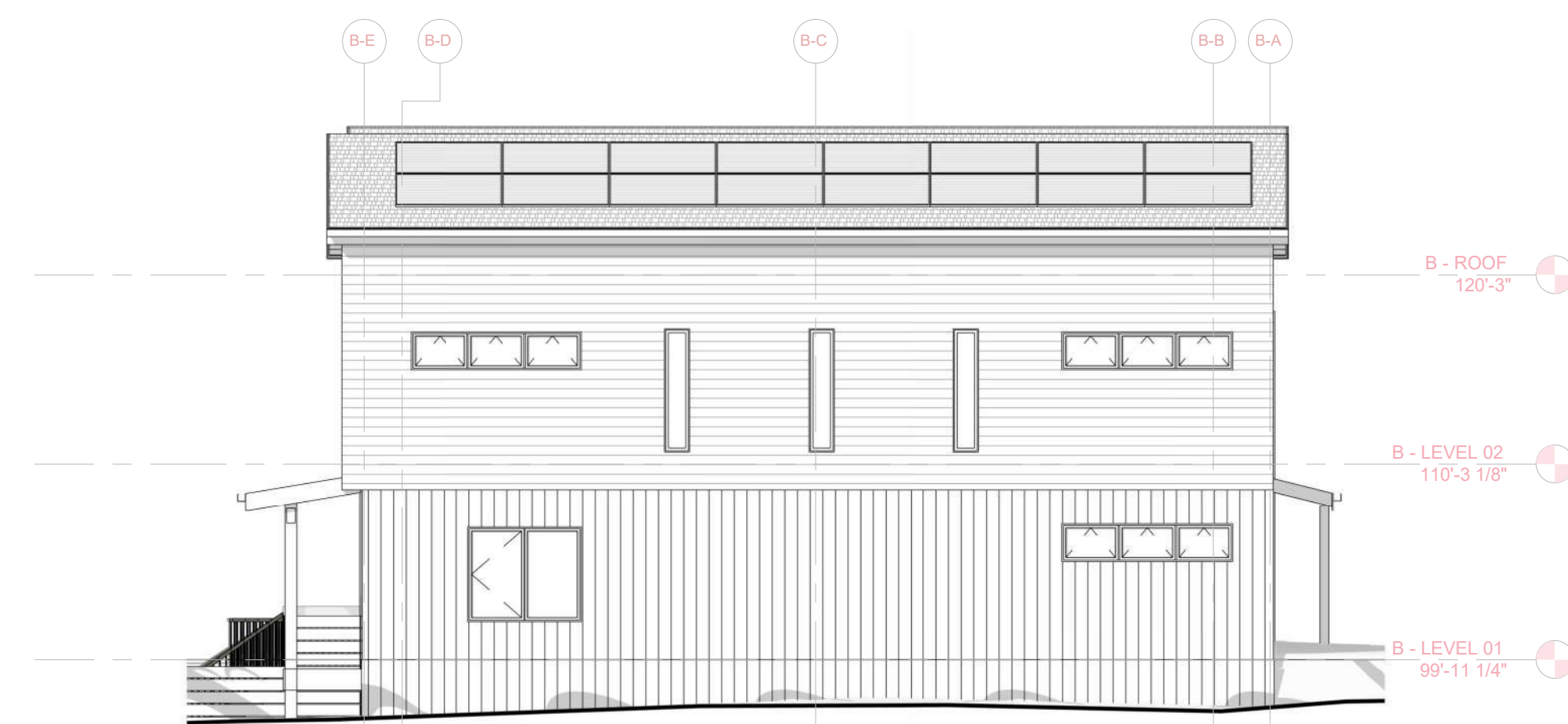
3A EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



3C EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2D EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



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1/8" = 1'-0"

Material ID Schedule

ID	Spec	Description
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BUILDING B - ELEVATIONS
- EXTERIOR

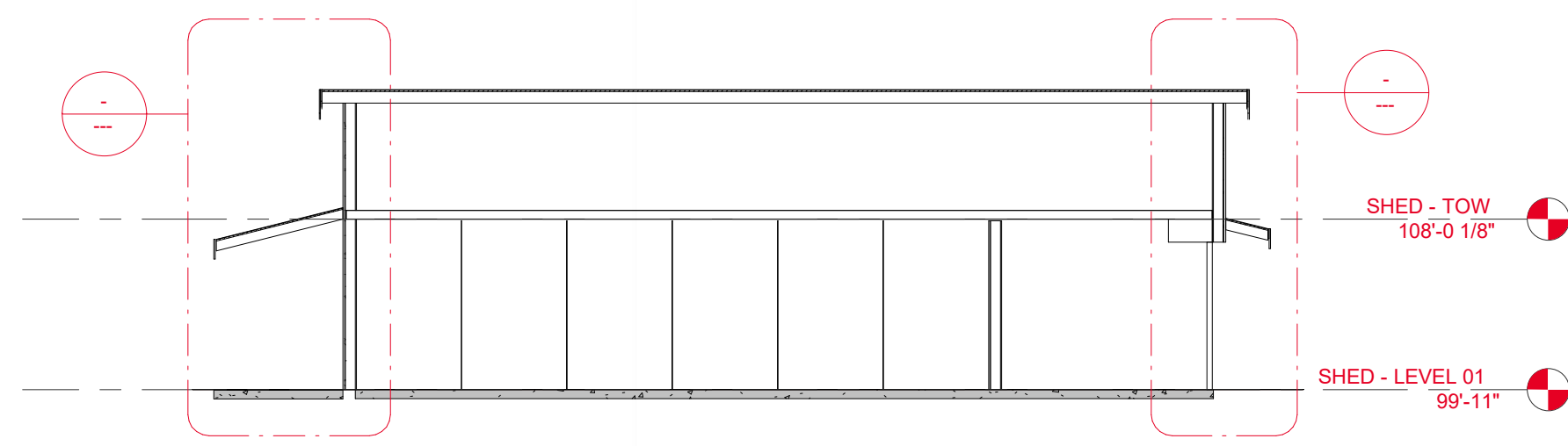
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REVISION	SHEET NO
01	A201B

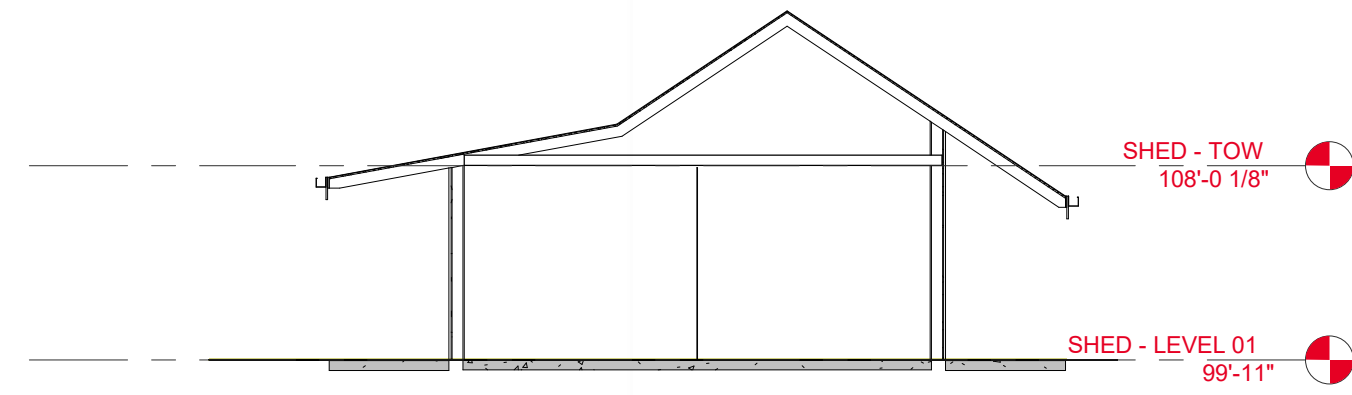
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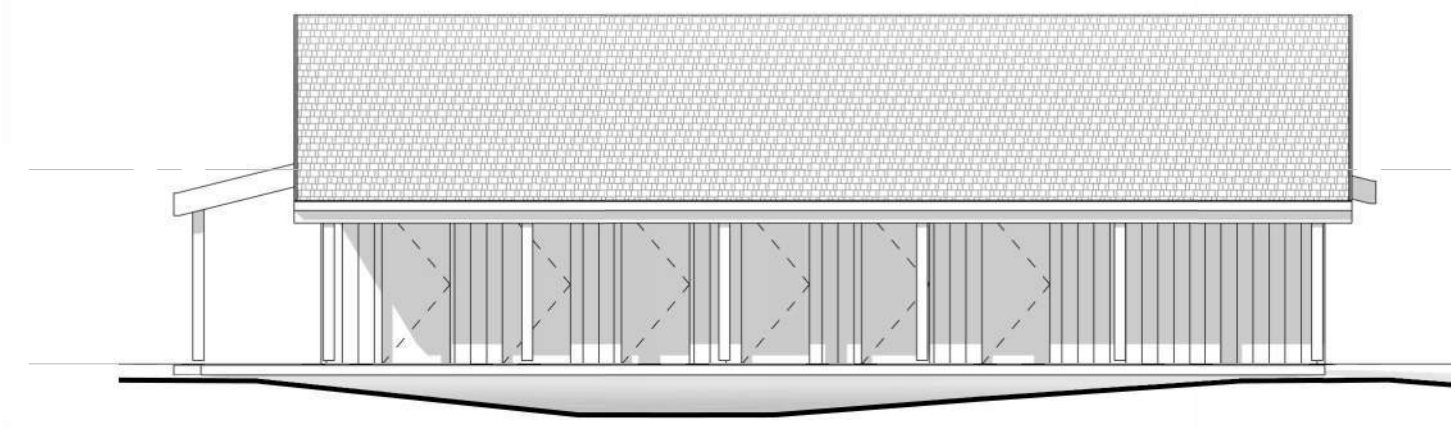
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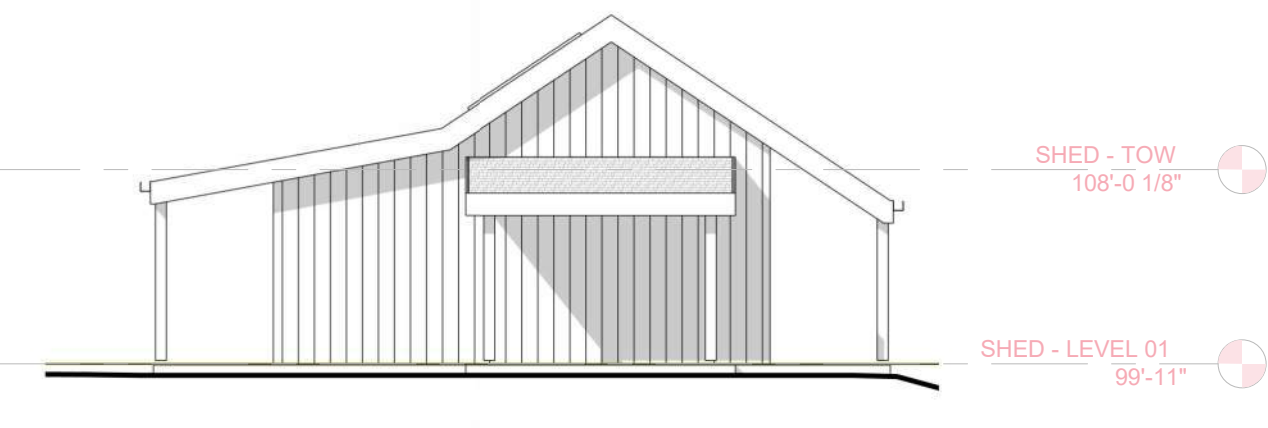
1A BUILDING SECTION
1/8" = 1'-0"



1B BUILDING SECTION
1/8" = 1'-0"



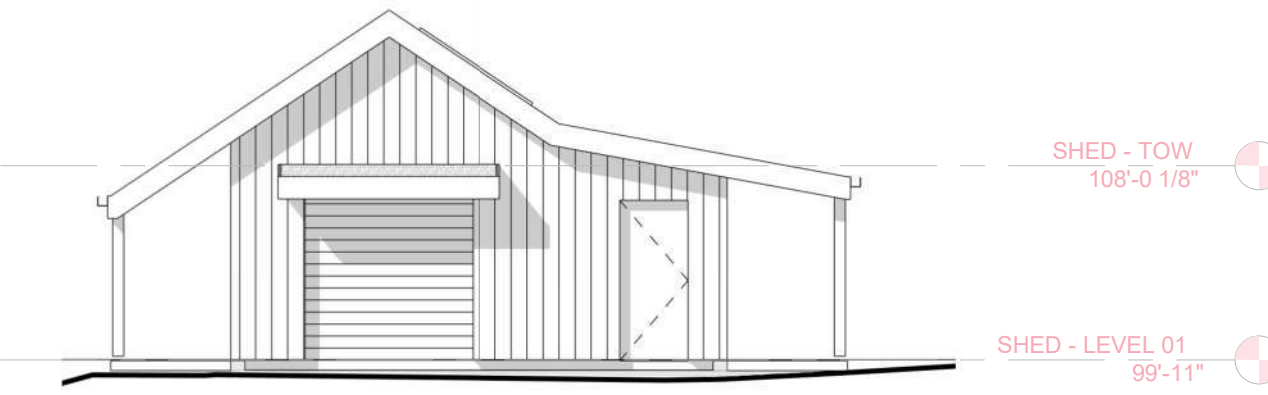
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4A EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



3B EXTERIOR ELEVATION - WEST
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4B EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

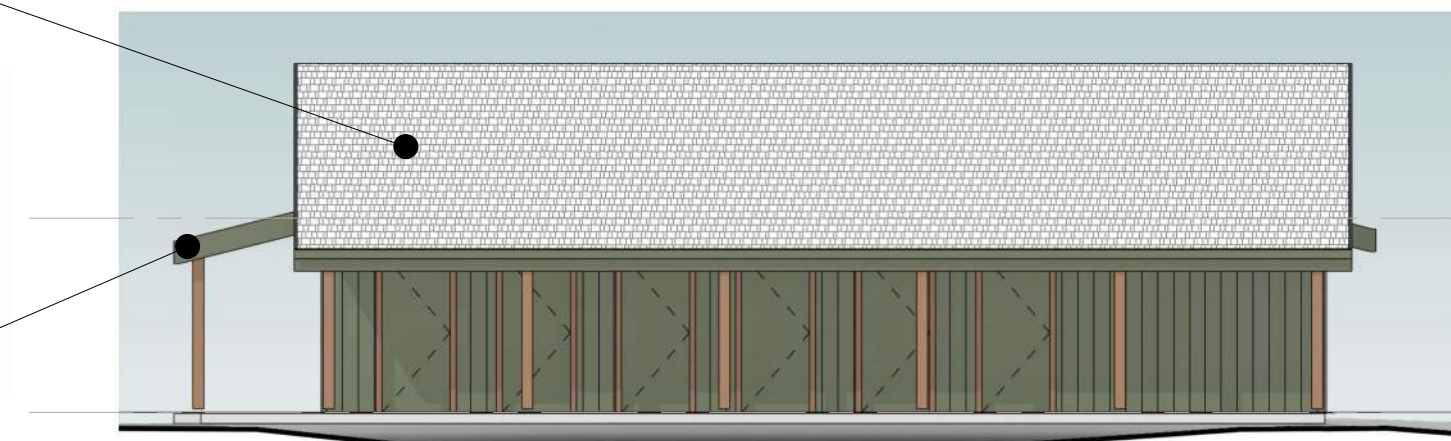
ASPHALT SHINGLE ROOF
WEATHERED WOOD



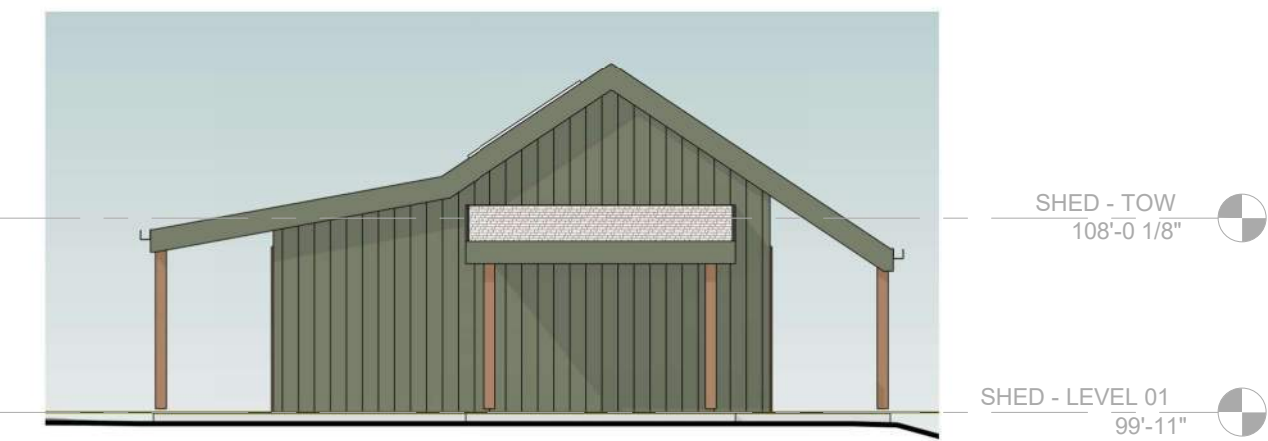
METAL FASCIA, SOFFIT + GUTTER
PATINA GREEN



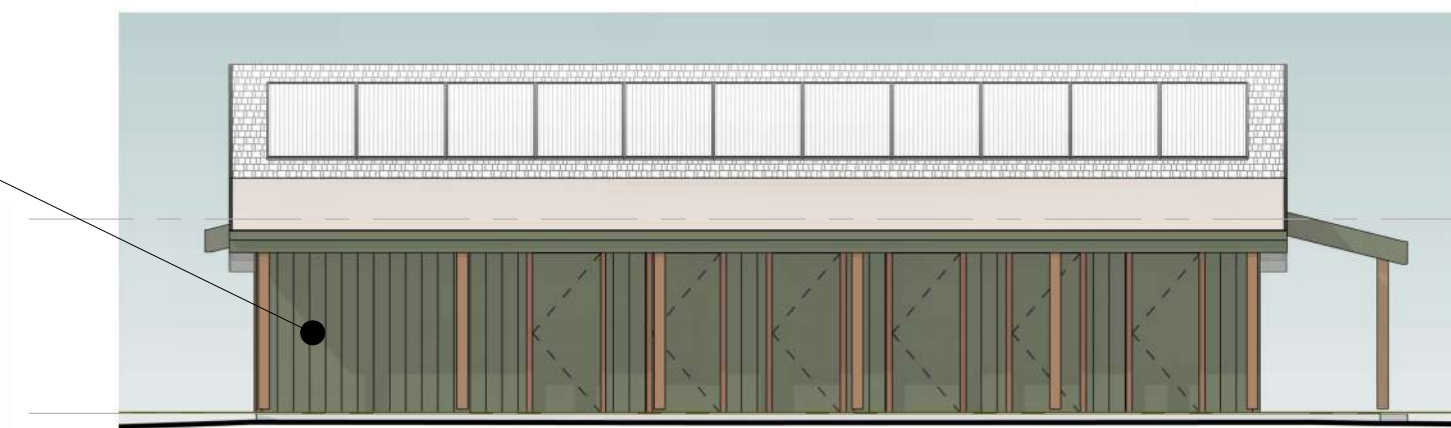
LP BOARD + BATTEN SIDING
GARDEN SAGE



3C EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



4C EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



3D EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



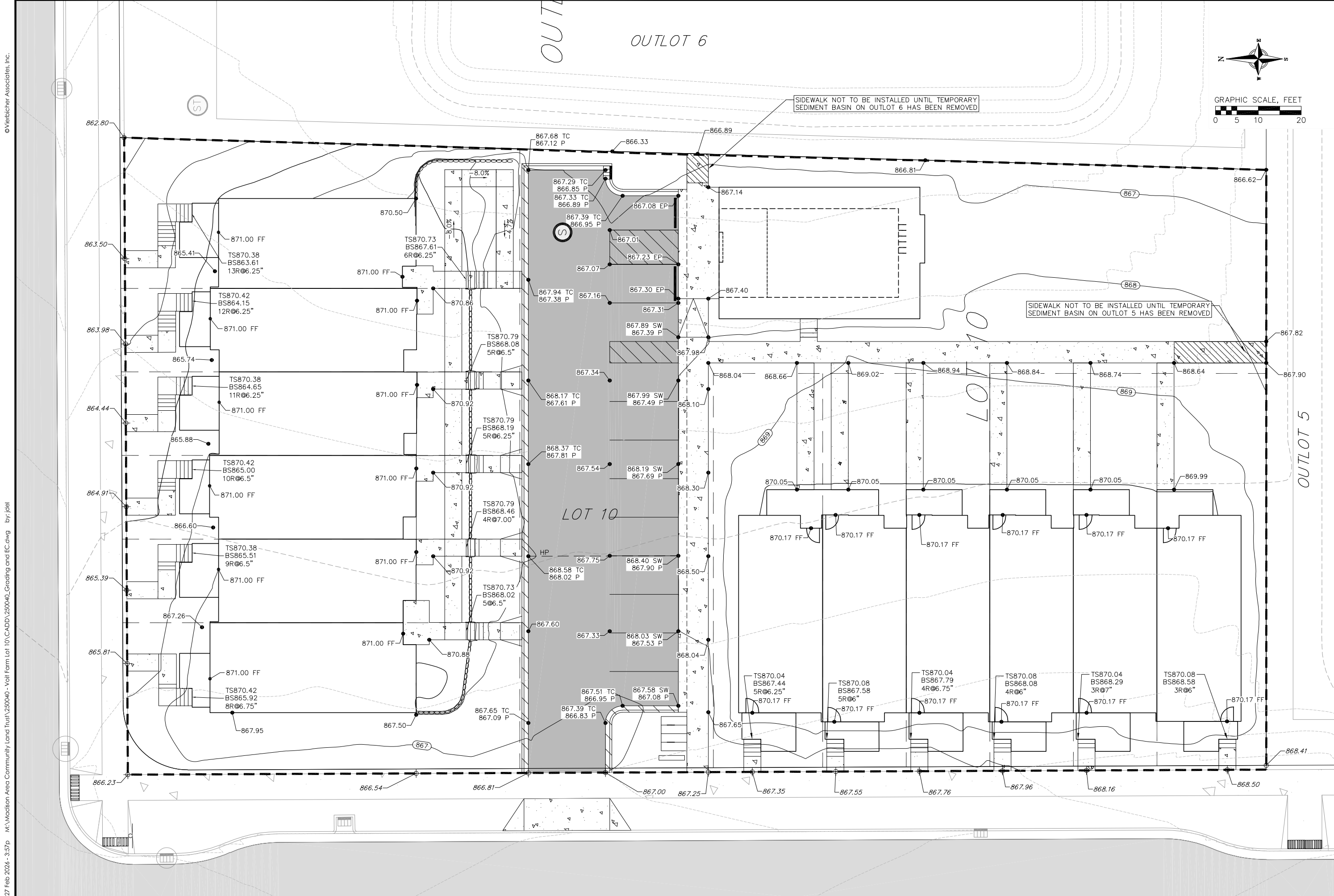
4D EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

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<p>PROJECT TEAM MAISON AREA COMMUNITY LAND TRUST THRESHOLD BUILDS VERSICHER ASSOCIATES</p>	<p>PRELIMINARY NOT FOR PERMITTING NOT FOR CONSTRUCTION</p>
<p>CLIENT MACT</p>	<p>STATUS UDC - INITIAL & FINAL</p>
<p>PROJECT LOT 10 - TOWNHOMES</p>	<p>INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME</p>
<p>THRESHOLD BUILDS</p>	<p>BUILDING C - ELEVATIONS AND BUILDING SECTIONS</p>
<p>REVISION 01</p>	<p>SHEET NO A201C</p>

27 Feb 2026 - 3:57p M:\Madison Area Community Land Trust\250040 - Voll Form Lot 10\CADD\250040_Grading and EC.dwg by: jlel



Detailed Grading Plan
Lot 10, Starkweather Plat
City of Madison
Dane County, Wisconsin

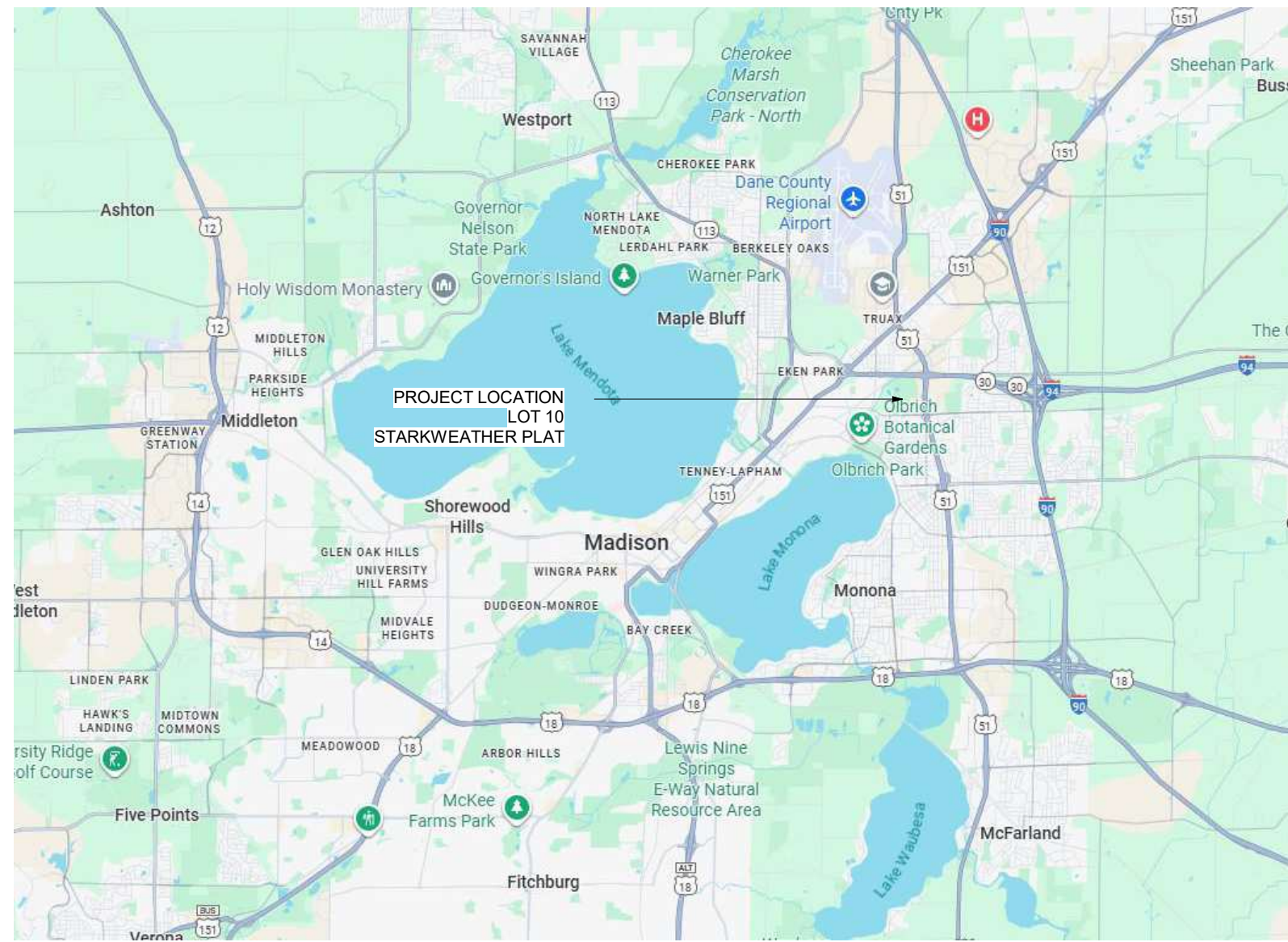
NO.	DATE	REVISIONS	REMARKS

DATE: 03/02/2026
DRAFTER: ZDRE
CHECKED: RKOL
PROJECT NO.: 250040

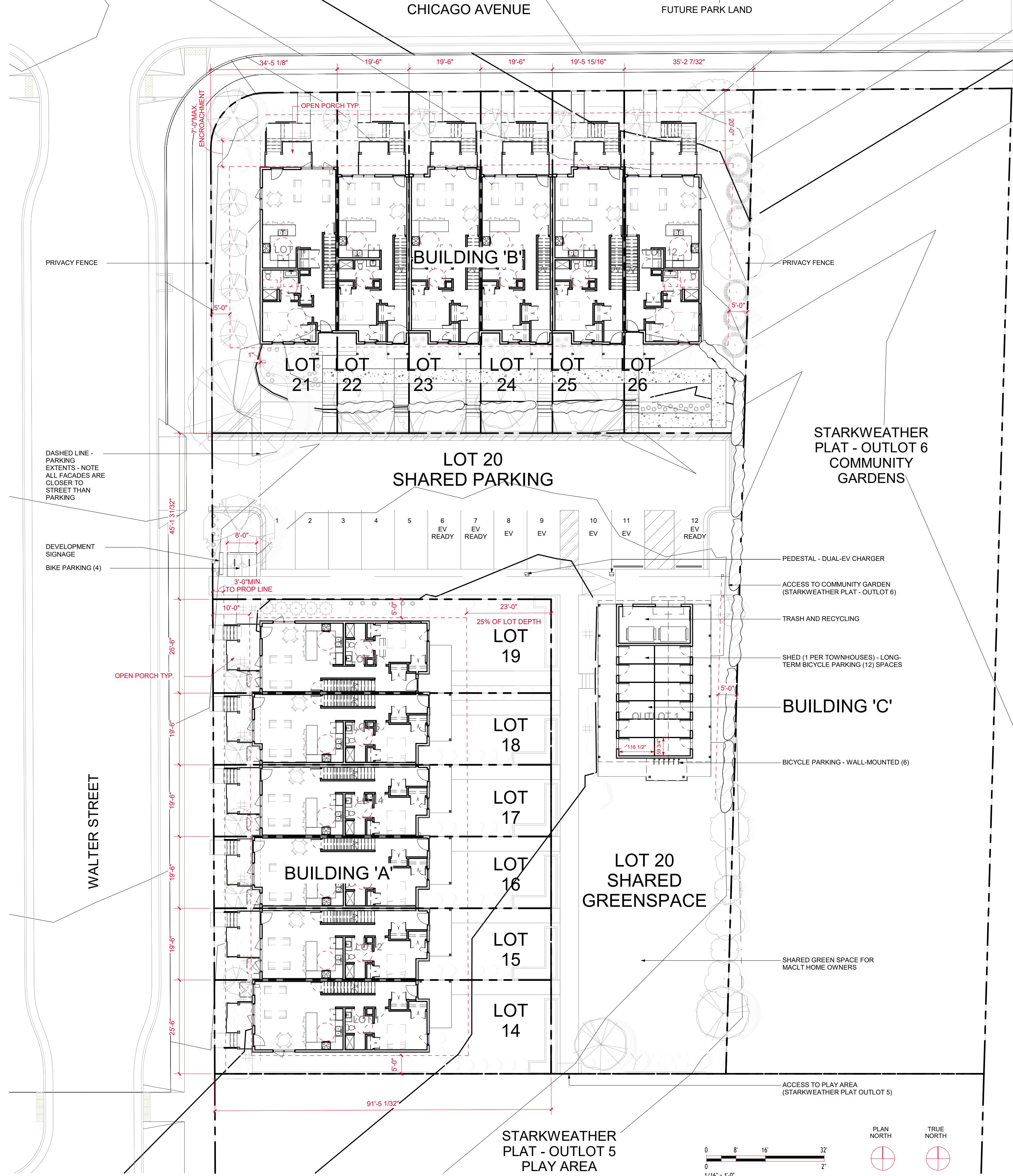
C103

PRELIMINARY

1A LOCATOR MAP
12" = 1'-0"



3D SITE PLAN - ARCHITECTURAL
1/16" = 1'-0"



SITE INFORMATION

ADDRESS: TBD
 PARCEL NO: TR-V2
 ZONING DISTRICT: 15 (MARTINEZ-RUTHERFORD)
 ALDERMANIC DISTRICT: EASTMORLAND COMMUNITY ASSOCIATION
 NEIGHBORHOOD ASSOC: TBD

SITE CALCULATIONS
 SITE AREA: 38,221 SF
 PROPOSED IMPROVEMENTS: 38,221 SF

TOTAL LOT COVERAGE (X%): TBD SF
 REMAINDER GREEN SPACE (X%): TBD SF

DWELLING UNITS: 12 DWELLINGS (2-STORIES PLUS BASEMENT)
 (10) 3-BEDROOM PLUS DEN
 (2) 4-BEDROOM PLUS DEN
 AVERAGE GROSS BUILDING AREA 2,739 SF (WITH BASEMENT)

BUILDING FOOTPRINTS: BUILDING A FOOTPRINT: 5,417 GSF
 BUILDING B FOOTPRINT: 5,542 GSF
 BUILDING C FOOTPRINT: 1,438 GSF
 TOTAL: 12,397 GSF

PERVIOUS AREA: BUILDING A FOOTPRINT: 5,417 GSF
 BUILDING B FOOTPRINT: 5,542 GSF
 BUILDING C FOOTPRINT: 1,438 GSF
 SITE PARKING: 5,899 GSF
 TOTAL: 18,296 GSF

SITE AREA: 38,211 SF (0.877 ACRES)
 48% PERVIOUS

ZONING INFORMATION

SINGLE-FAMILY ATTACHED REQUIREMENTS (MGO 28.043)

	PERMITTED	PROPOSED / PROVIDED
PRINCIPAL DWELLING(S):	8 DU MAX/LOT	1 DU/LOT (<8)
LOT AREA (MIN):	1,500 SF	SEE TABLE
LOT WIDTH (MIN):	15'	SEE PLAN
SETBACK - FRONT YARD:	20' (30' MAX OR 20%)	20' & 10'
SETBACK - SIDE YARD:	5' OR 6'	> 5'
SETBACK - REV' CORNER:	12'	NA
SETBACK - REAR YARD:	LESSER OF 25' OR 25% LOT DEPTH	BLDG A: 22'-10 1/2" BLDG B: 23'-6"
HEIGHT:	3-STORIES & 40'	2-STORIES / 25' +/-
MAX LOT COVERAGE:	50%	<50%
USABLE OPEN SPACE:	100 SF/DU	>100 SF/DU
MAX BUILDING COVER:	NA	NA
AUTOMOBILE PARKING:	1/DU	1/DU - STORAGE
BICYCLE PARKING:	1/DU	1/DU - STORAGE BUILDING + SITE

SCHEDULE - LOTS

LOT NUMBER	AREA
LOT 14	2,333 SF
LOT 15	1,786 SF
LOT 16	1,787 SF
LOT 17	1,789 SF
LOT 18	1,791 SF
LOT 19	2,344 SF
LOT 20 - MACLT SHARED	12,861 SF
LOT 21	3,120 SF
LOT 22	1,808 SF
LOT 23	1,810 SF
LOT 24	1,812 SF
LOT 25	1,814 SF
LOT 26	3,157 SF
STARKWEATHER OUTLOT 5	16,621 SF
STARKWEATHER OUTLOT 6	18,771 SF

LLUA/UDC	01	2025.12.15
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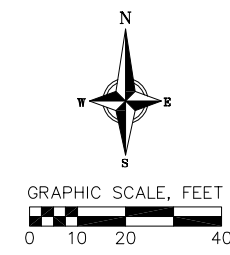
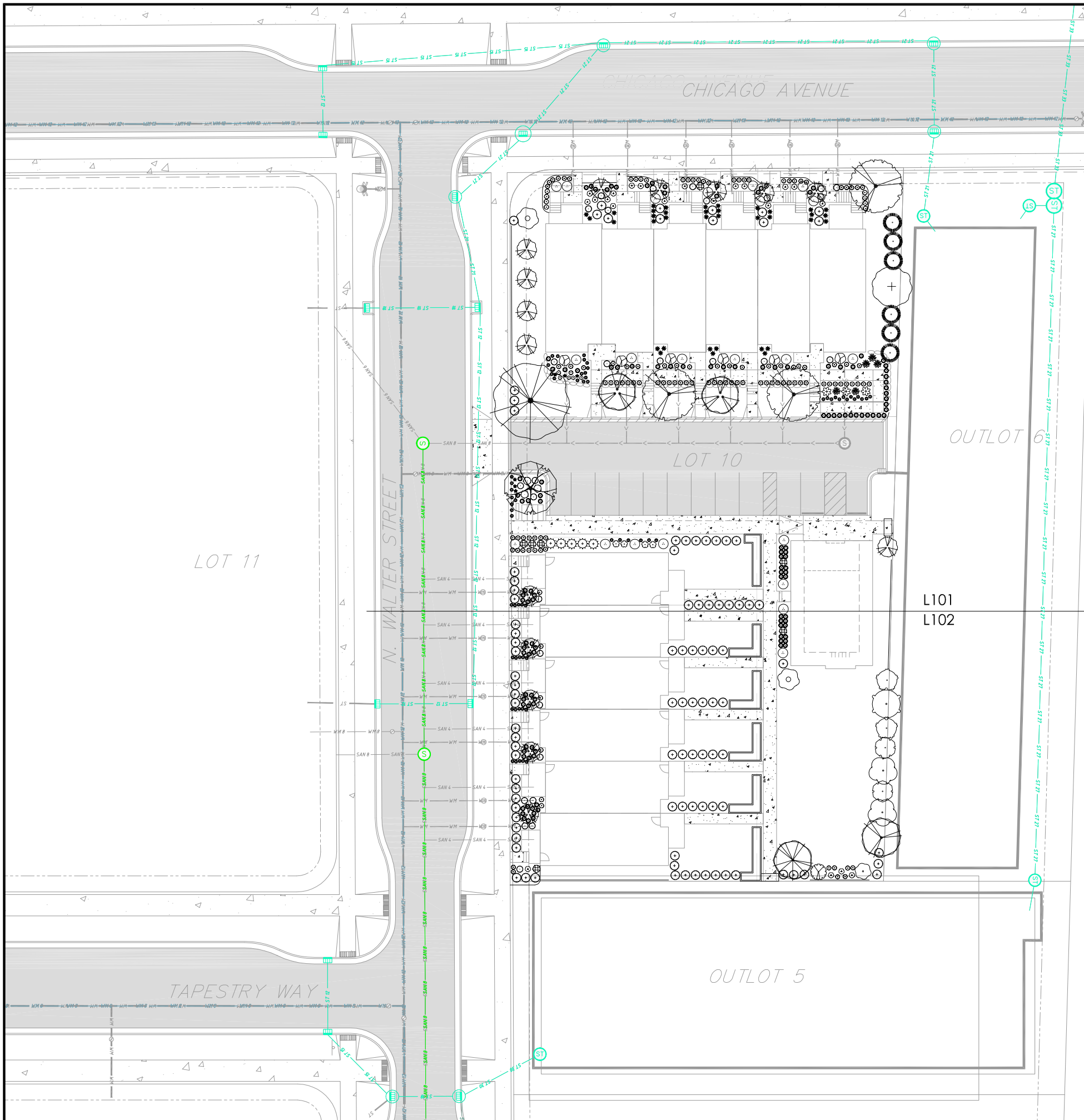
CLIENT	STATUS
MACLT	UDC - INITIAL & FINAL
PROJECT	INFORMATION
LOT 10 - TOWNHOMES	PROJECT NO: 24-0010
	DATE: 2026.01.23
	DRAWN BY: SM
	CHECKED BY: SM
	SHEET NAME:

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SITE PLAN - ARCHITECTURAL

THRESHOLD BUILDS

REVISION	SHEET NO
01	A010


2 INCHES
 IF ACTUAL DIMENSIONS IS NOT 2 INCHES THE SHEET IS SCALED INCORRECTLY
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PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	NOTES	QTY
DECIDUOUS TREES					
OV	Ostrya virginiana / American Hophornbeam	B & B	2.5' Cal		1
QB	Quercus bicolor / Swamp White Oak	B & B	2.5' Cal		1
EVERGREEN TREES					
JV-3	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	B & B	6' ht.		5
TO-2	Thuja occidentalis 'Nigra' / Black Arborvitae	B & B	5' ht.		6
UNDERSTORY TREES					
AL	Amelanchier laevis / Allegheny Serviceberry	B & B	4' ht.	Multi-Stem	15
CP	Carpinus caroliniana / American Hornbeam	B & B	7' ht.		3
CE	Cercis canadensis / Eastern Redbud Multi-Trunk	B & B	1.5' Cal		1
CI	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	B & B	1.5' Cal		2
HV	Hamamelis virginiana / Common Witch Hazel	B & B	5' ht.		1
MH	Malus x domestica 'Honeycrisp' / Honeycrisp Apple	10 gal			1
ME	Malus x domestica 'Liberty' / Liberty Apple	10 gal			2
PA	Prunus americana / American Plum	B & B	6' ht.		1
PA2	Prunus x 'Alderman' / Alderman Plum	10 gal			2
PX2	Prunus x 'Toka' / Toka Plum	10 gal			2
DECIDUOUS SHRUBS					
Am	Aronia melanocarpa / Black Chokeberry	Cont.	5 Gal.		22
Cm	Ceanothus americanus / New Jersey Tea	Cont.	3 Gal.		28
Co-3	Cephalanthus occidentalis 'SMCOSS' / Sugar Shack® Buttonbush	Cont.	3 Gal.		3
Co-2	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	Cont.	5 Gal.		7
Cy	Corylus americana / American Hazelnut	Cont.	5 Gal.		2
Ld	Diervilla lonicera / Honeysuckle	Cont.	3 Gal.		3
HI	Hamamelis virginiana 'Little Suzie' / Little Suzie Witch Hazel	Cont.	3 Gal.		6
Po-2	Physocarpus opulifolius 'Nanus' / Dwarf Ninebark	Cont.	3 Gal.		4
Pa-4	Physocarpus opulifolius 'ZLEMICHAEL' / Lucky Devil® Ninebark	Cont.	3 Gal.		5
Sc	Sambucus canadensis / American Elderberry	Cont.	5 Gal.		1
Vc	Viburnum cassinoides / Withered Viburnum	Cont.	5 Gal.		1
EVERGREEN SHRUBS					
Bx	Buxus x 'Green Mountain' / Green Mountain Boxwood	Cont.	5 Gal.		98
Ix-3	Ilex glabra 'SMNIGAB17' / Gem Box® Inkberry Holly	Cont.	3 Gal.		21
PERENNIALS					
Af	Athyrium filix-femina / Common Lady Fern	Cont.	1 Gal.		36
Vr	Callirhoe involucrata / Purple Poppymallow	Cont.	1 Gal.		6
Xa	Carex albicans / White-tinged Sedge	Cont.	1 Gal.		62
Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	1 Gal.		2
Pg	Panicum virgatum / Switch Grass	Cont.	1 Gal.		14
Pr	Polemonium reptans / Greek Valerian	Cont.	1 Gal.		4
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.		112
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.		127

City of Madison Landscape Worksheet						
Address:	Voit Lot 10		Date:	3/2/2026		
Total Square Footage of Developed Area:	(Site Area) 38210.5	Building Footprint at Grade		=	28191.5	sf
Total Landscape Points Required (<5 ac):	28,192	/ 300 =	94	x 5 =	470	
Landscape Points Required >5 ac:		/ 100 =	0	x 1 =		470
			Credits/ Existing Landscaping		New/ Proposed Landscaping	
Plant Type/ Element	Min. Size at Installation	Points	Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2.5" cal	35		0	2	70
Tall Evergreen Tree	5-6 feet tall	35		0		0
Ornamental tree	1.5" cal	15		0	3	45
Upright evergreen shrub	3-4 feet tall	10		0		0
Shrub, deciduous	#3 gallon	3		0	82	246
Shrub, evergreen	#3 gallon	4		0	119	476
Ornamental grasses/perennials	#1 gallon	2		0		0
Ornamental/decorative fencing or wall	n/a	4 per 10 LF		0		0
Existing significant specimen tree	Min. Size 2.5" cal.	14 per caliper inch.		0		0
Landscape Furniture for public seating and/or transit connections		5 points per "seat"		0		0
Sub Totals				0		837
				Total Points Provided:	837	



vierbicher
planners | engineers | advisors

Landscape Plan
Lot 10, Starkweather Plat
City of Madison
Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

DATE: 03/02/2026

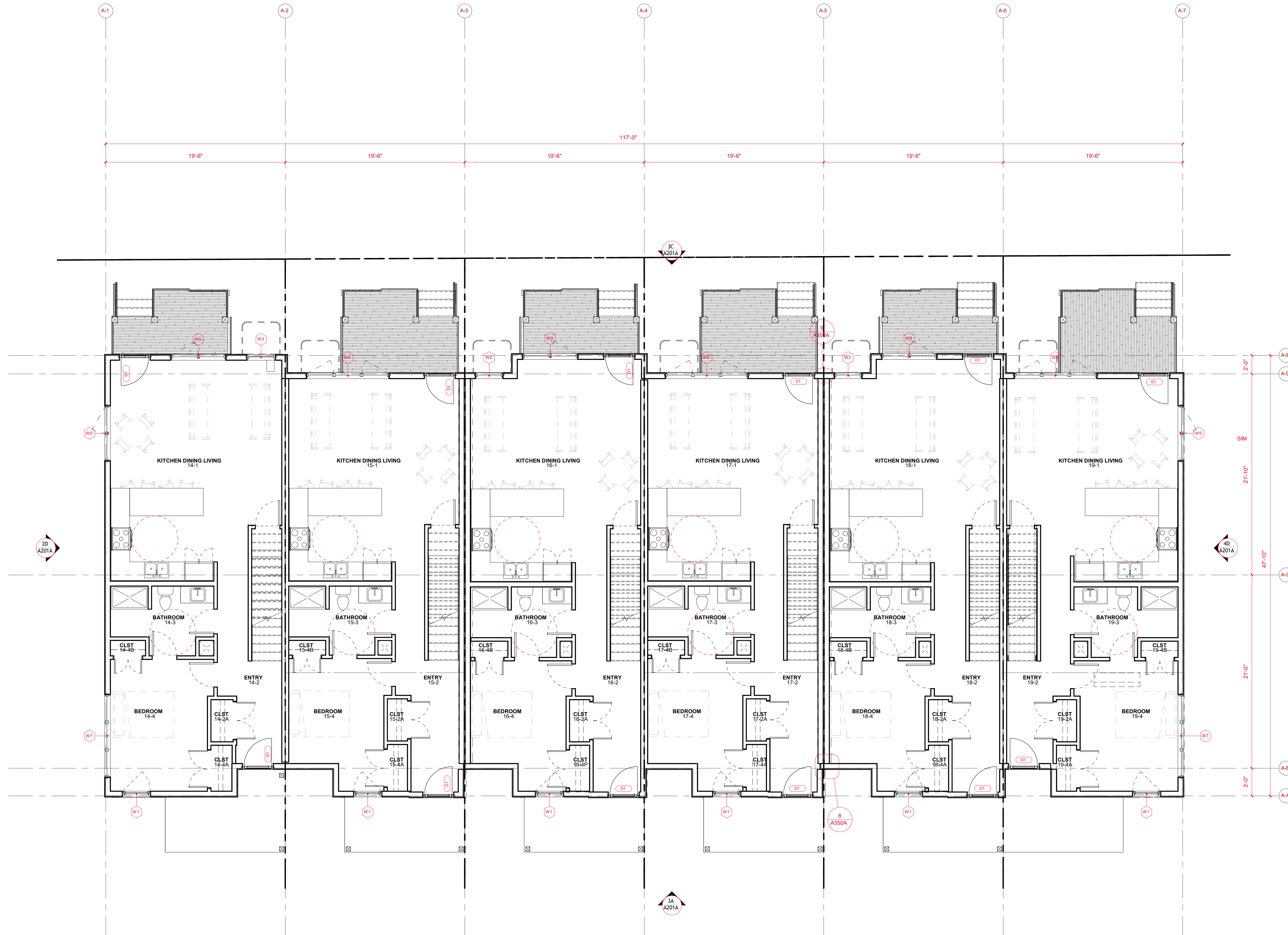
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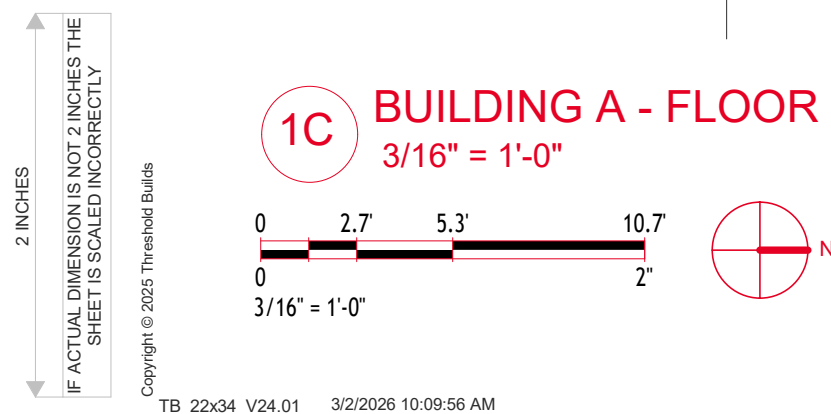
PROJECT NO.: 250040

L100

PRELIMINARY



1C BUILDING A - FLOOR PLAN - LEVEL 01
 3/16" = 1'-0"



LLUA/UDC Issued For	01	2025.12.15
	Revision	Date

PROJECT TEAM
 MADISON AREA COMMUNITY LAND TRUST
 THRESHOLD BUILDS
 VERSICHER ASSOCIATES

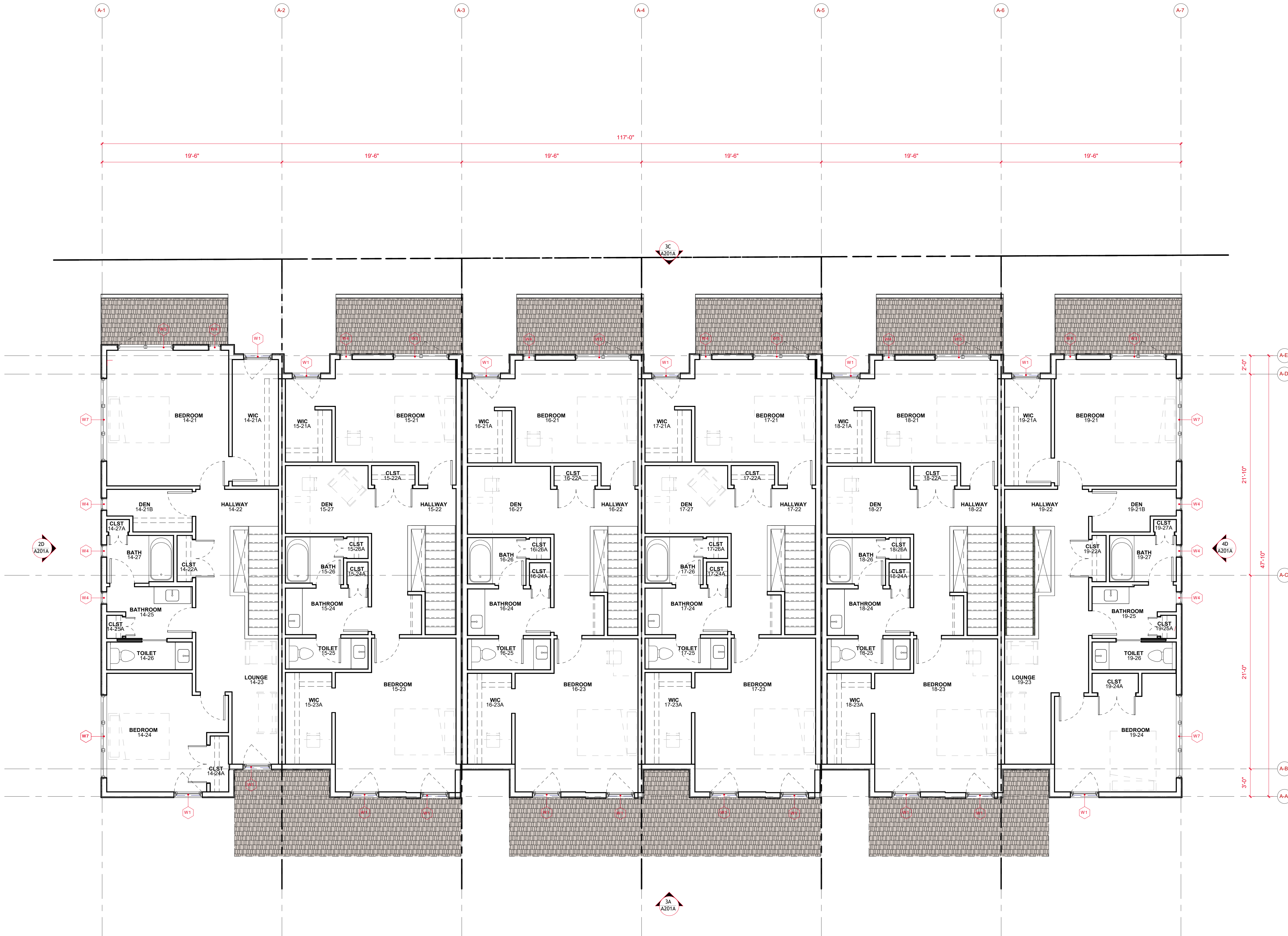
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 NOT FOR PERMITTING
 NOT FOR CONSTRUCTION

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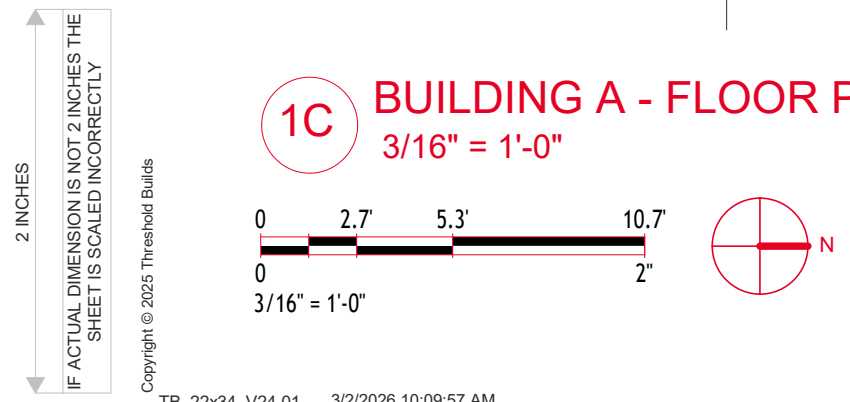
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REVISION	SHEET NO
01	A101A

PRELIMINARY



1C BUILDING A - FLOOR PLAN - LEVEL 02
3/16" = 1'-0"



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CLIENT MACLT	STATUS UDC - INITIAL & FINAL
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2026.01.23 DRAWN BY SM CHECKED BY SM

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BUILDING A - FLOOR PLAN
- LEVEL 02

**THRESHOLD
BUILDS**

REVISION	SHEET NO
01	A102A

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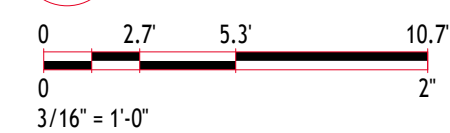
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PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2026.01.23 DRAWN BY SM CHECKED BY SM

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 SHEET NAME
BUILDING A - ROOF PLAN

**THRESHOLD
 BUILDS**

REVISION	SHEET NO
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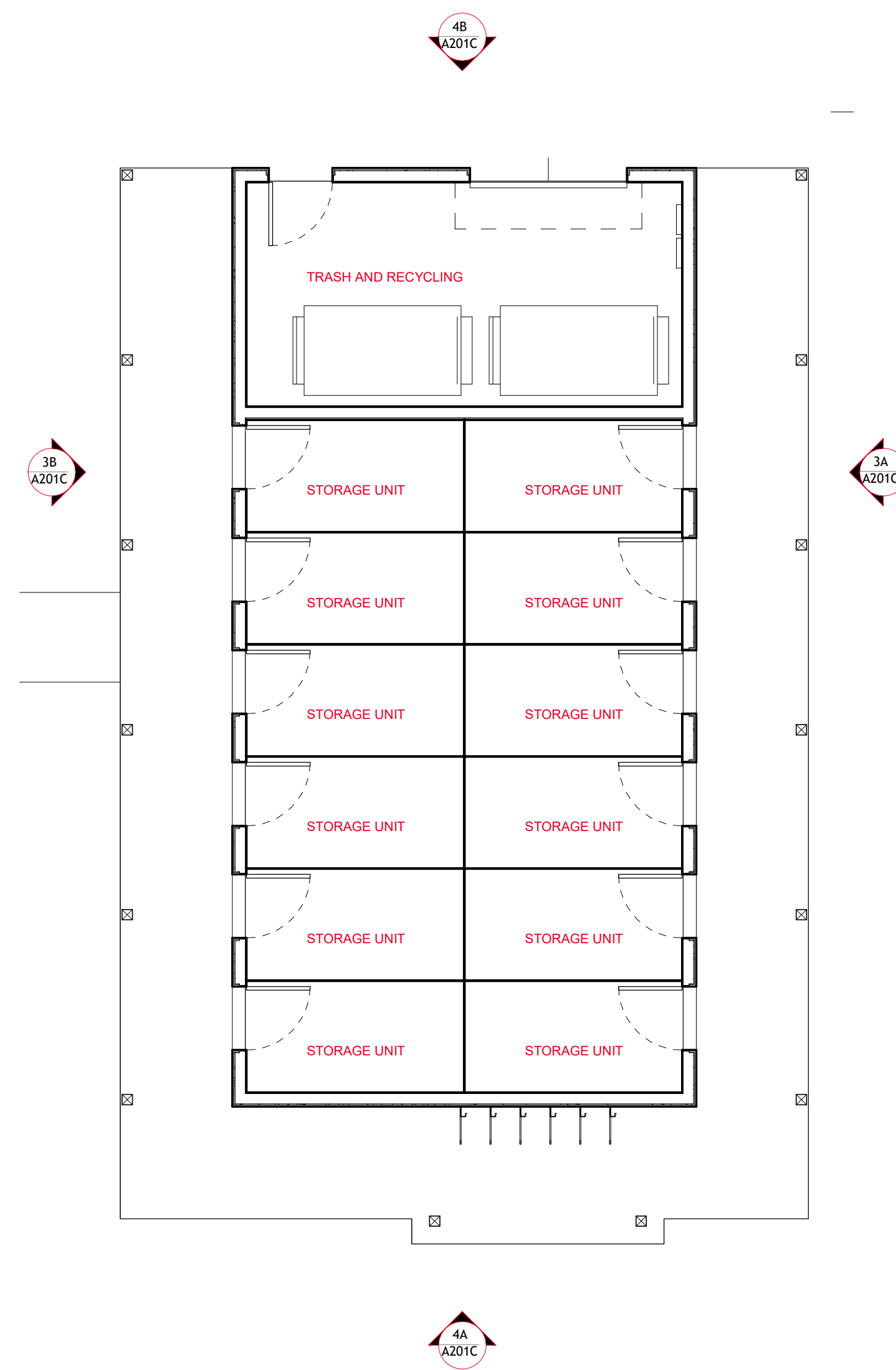
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 3/16" = 1'-0"



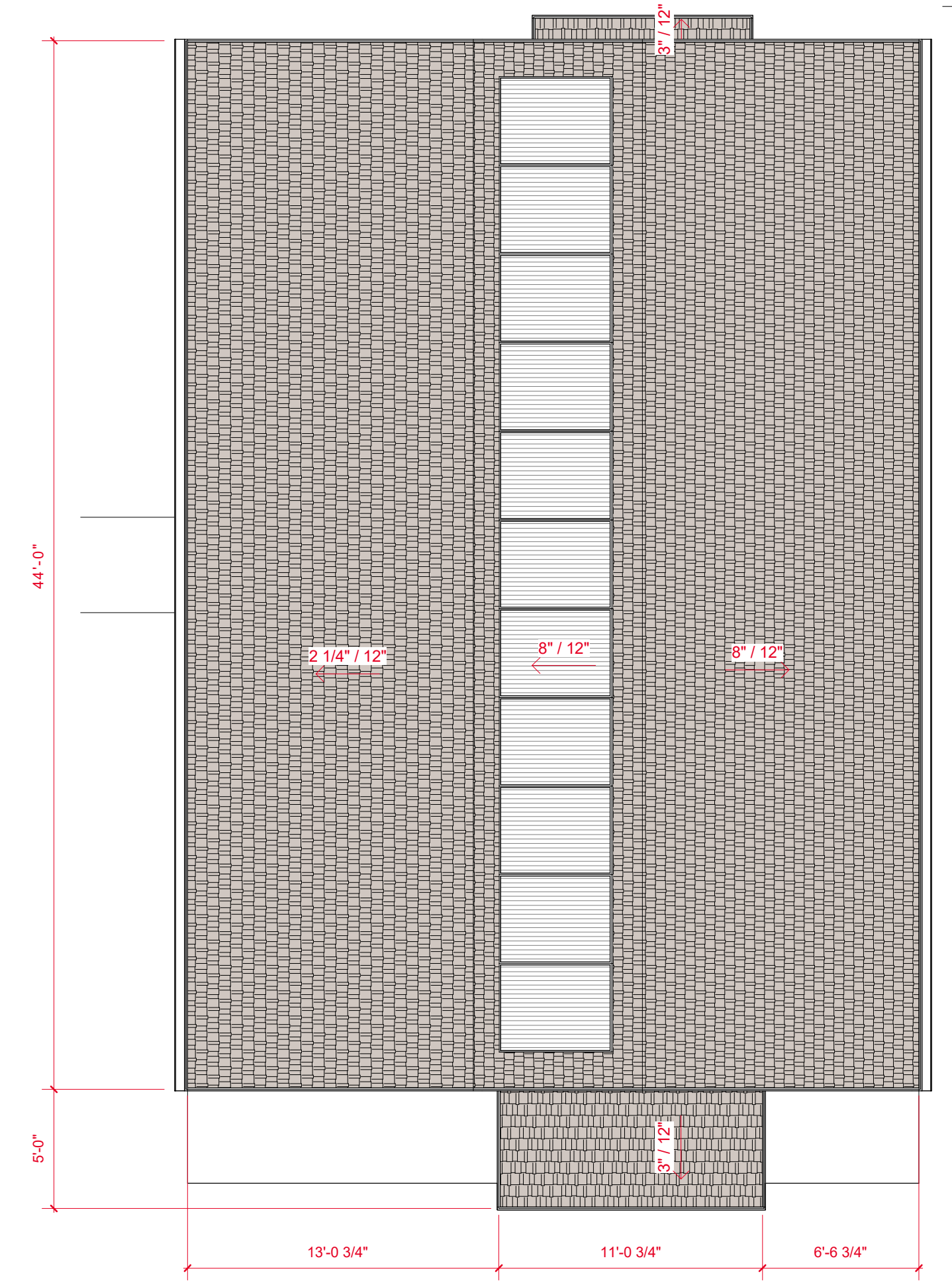
2 INCHES
 IF ACTUAL DIMENSION IS NOT 2 INCHES THE
 SHEET IS SCALED INCORRECTLY

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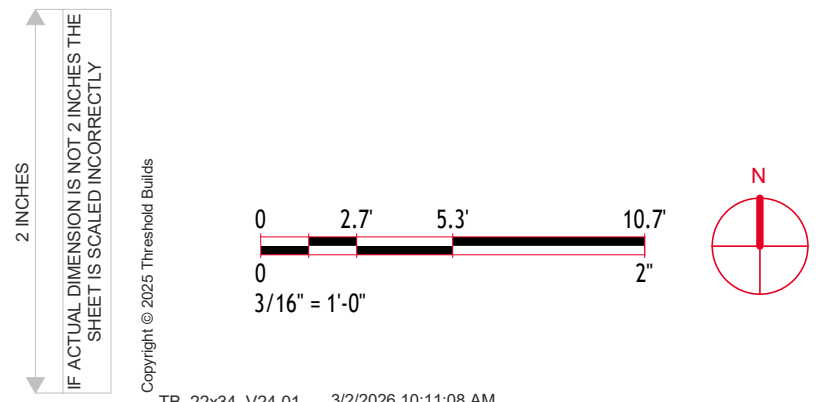
PRELIMINARY



3D FLOOR PLAN
3/16" = 1'-0"



4D ROOF PLAN
3/16" = 1'-0"



LUA/UDC Issued For	01 Revision	2025.12.15 Date
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PROJECT TEAM MADISON AREA COMMUNITY LAND TRUST THRESHOLD BUILDS VERSICHER ASSOCIATES		<p style="text-align: center;">PRELIMINARY NOT FOR PERMITTING NOT FOR CONSTRUCTION</p>
CLIENT MACLT	STATUS UDC - INITIAL & FINAL	
PROJECT LOT 10 - TOWNHOMES	INFORMATION PROJECT NO 24-0010 DATE 2025.01.23 DRAWN BY SM CHECKED BY SM SHEET NAME	BUILDING C - PLANS
THRESHOLD BUILDS		REVISION SHEET NO 01 A101C